



PENINSULA INNOVATION POINT

567 AIRPORT BLVD, BURLINGAME, CA



(EXISTING)
577 AIRPORT BLVD

(NEW)
567 AIRPORT BLVD

(GARAGE)
565 AIRPORT BLVD

(EXISTING)
555 AIRPORT BLVD

Project Goals:

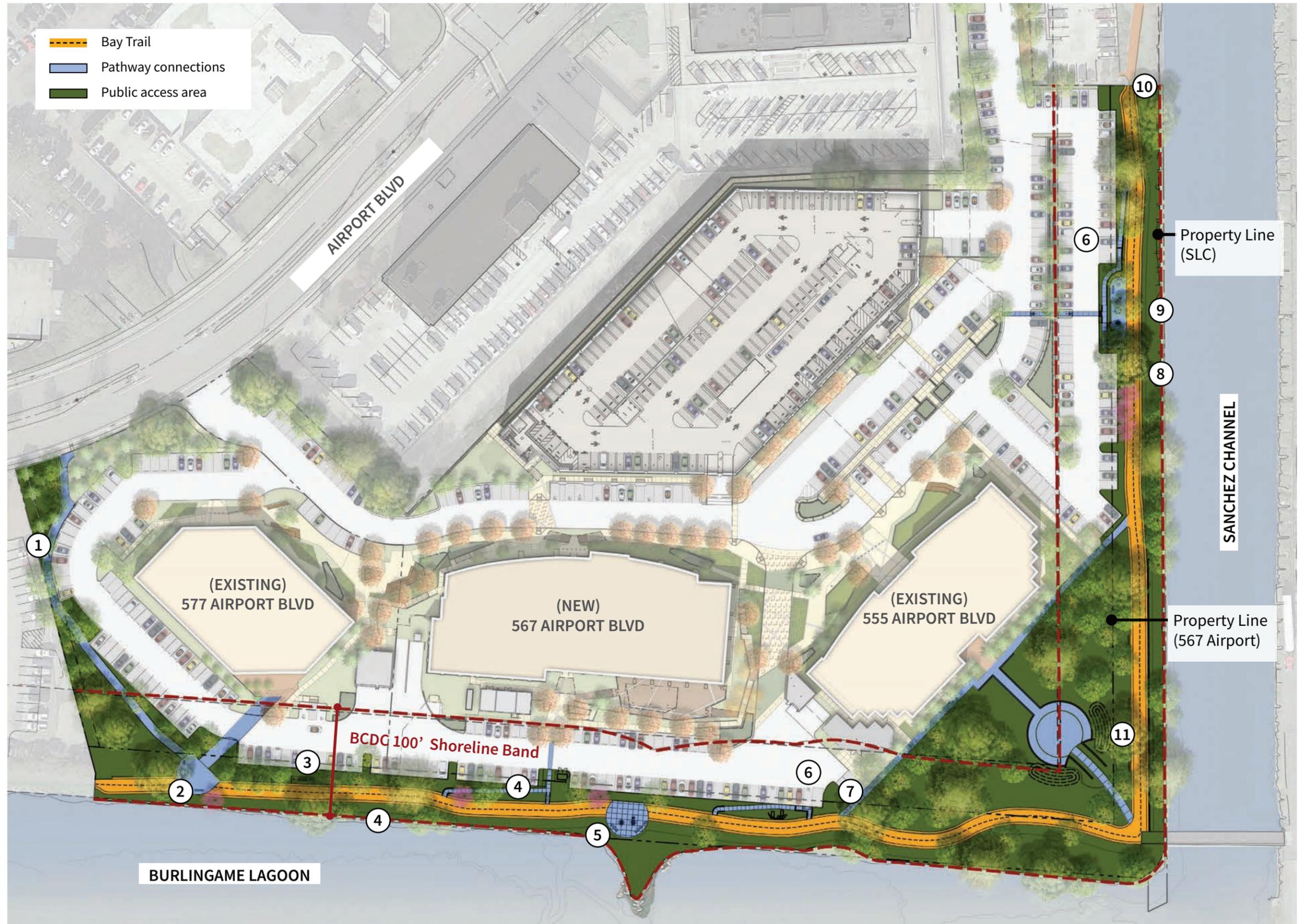
- Improve access to Bay Trail
- Improve resiliency
- Bring Bay Trail up to current standards
- Add amenities

Trail Improvements Summary:

- Increased width to 16' total along Sanchez Channel and Burlingame Lagoon
- Added lighting to extents of trail in scope outlined in plan
- Added Picnic Area as a node to eastern edge of trail (Sanchez Trail)
- Flood protection is in the form of increased trail grade to elevation +12.5'
- Upgraded current BCDC way-finding signage

Keynotes Legend

- 1 Existing AC path rebuilt to be accessible (8'-0" wide typical, 7'-6" min, max running slope of 5%, max cross slope of 2%).
- 2 Existing concrete node to remain.
- 3 Added Bike Fix-It Station, trash receptacle, bench, and DG pad.
- 4 New planting within 100' Shoreline band on both sides of trail where feasible.
- 5 Rebuilding node to be elevation +12.5' with new picnic table, benches, trash receptacle, and trees. Refer to Page 5.
- 6 Updated (15) existing Bay Trail Parking stalls to include (2) accessible stalls, (1) at each location.
- 7 Added drinking fountain, trash receptacle, and DG pad.
- 8 New 16' bay trail at elevation +12.5': 12' wide AC path with 2' DC shoulders on each side.
- 9 Added picnic node w/ picnic table, benches, trash receptacle, and trees. Refer to Page 6.
- 10 Limit of work for trail improvements.
- 11 Added new benches, and new accessible path to existing seating area with grassy berms for lounging and new planting areas.





1 Existing Bay Trail - Sanchez Channel
Addition of lighting along extents of trail currently without lighting



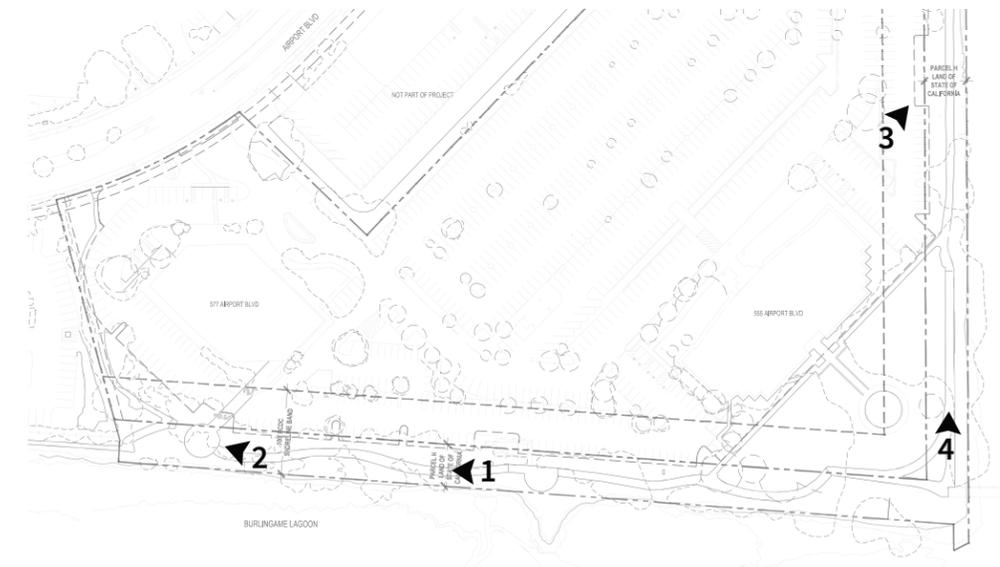
2 Existing Seating Nodes
New furniture at existing seating / picnic nodes



3 Existing Open Area
Addition of picnic node to underutilized space



4 Corner of Sanchez Channel and Burlingame Lagoon
Non-accessible non-compliant trail to be redone to meet current ADA and BCDC standards



Amenities

- Increased trail width to 16'-0", added 2'-0" DG paving to both sides of trail
- Rebuilt picnic node
- Added new concrete paving
- Added picnic tables
- Added benches
- Added trash receptacle
- Added trees and planting



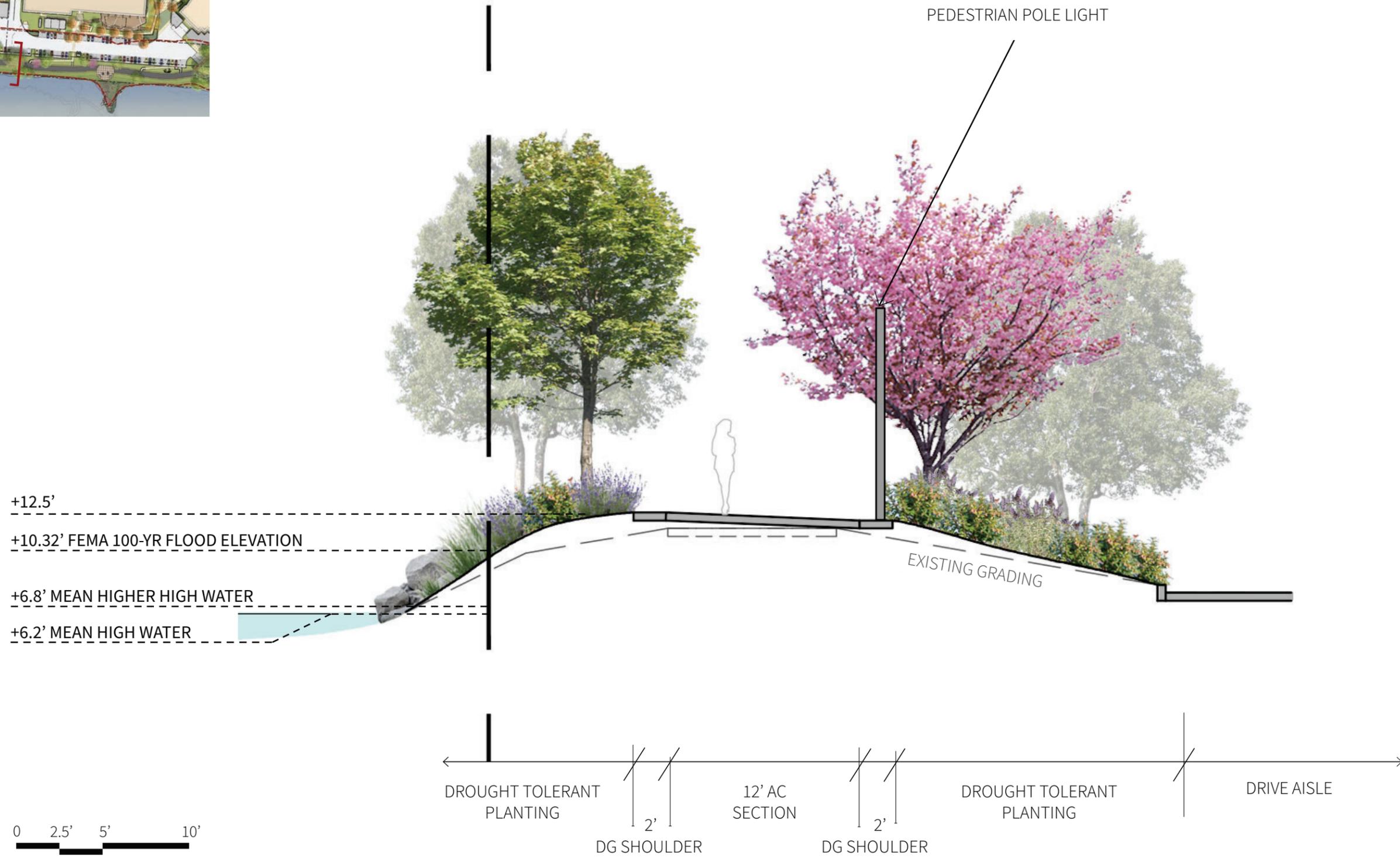
Amenities

- Increased trail width to 16'-0", added 2'-0" DG paving to both sides of trail
- New picnic node
- Added DG paving
- Added picnic tables
- Added benches
- Added trash receptacle
- Added trees and planting





KEY PLAN



TYPICAL TRAIL SECTION

Drought-tolerant

Micro-climate appropriate / wind resistant

Preference for natives

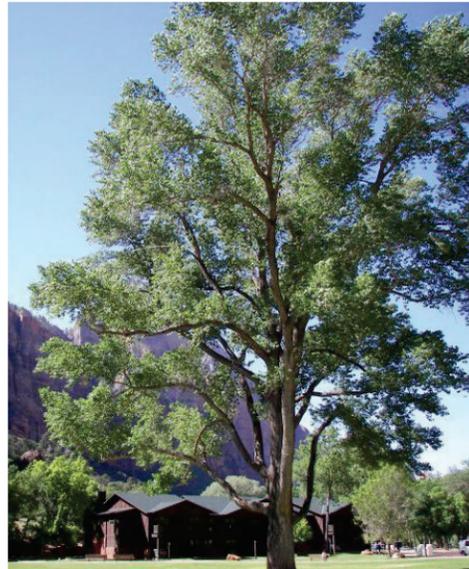
BCDC Shoreline Plant List Approved



California Wild rose
(*Rosa californica*)



Bush Anemone
(*Carpenteria californica*)



Fremont Poplar
(*Populus fremontii*)



Western Redbud Tree
(*Cercis occidentalis*)



Point Reyes Bearbelly Manzanita
(*Arctostaphylos 'Point Reyes'*)



Skylark Plant
(*Ceanothus 'Skylark'*)



Carmel Creeper
(*Ceanothus griseus var. horizontalis*)



Berkeley Sedge
(*Carex tumulicola*)



Knight bench



Bega F1 Light Pole



Picnic table



Trash receptacle



Dero Fixit station and air pump



Combo drinking fountain w/
bottle filler, dog fountain,
and accessible fountain



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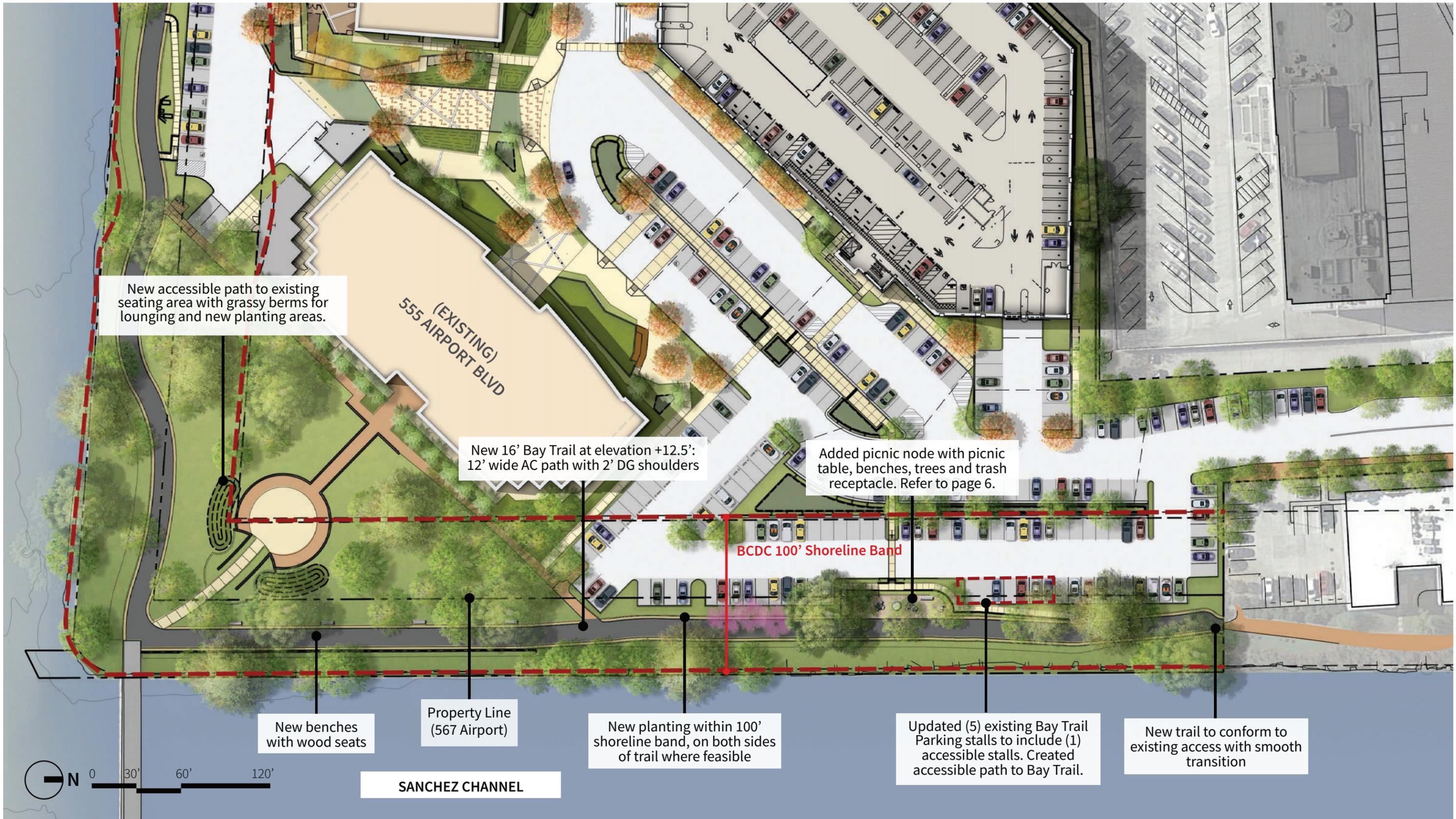
THANK YOU!

APPENDIX

PENINSULA INNOVATION POINT

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New accessible path to existing seating area with grassy berms for lounging and new planting areas.

555 AIRPORT BLVD
(EXISTING)

New 16' Bay Trail at elevation +12.5':
12' wide AC path with 2' DG shoulders

Added picnic node with picnic table, benches, trees and trash receptacle. Refer to page 6.

BCDC 100' Shoreline Band

New benches with wood seats

Property Line (567 Airport)

New planting within 100' shoreline band, on both sides of trail where feasible

Updated (5) existing Bay Trail Parking stalls to include (1) accessible stalls. Created accessible path to Bay Trail.

New trail to conform to existing access with smooth transition



SANCHEZ CHANNEL



No existing view due to parking podium, planting & trees



N
SCALE: NTS



1 Existing view of corridor from Airport Boulevard



2 View corridor to the Coyote Point



3 Existing view of corridor from Airport Boulevard



1 Existing view of corridor from Airport Boulevard



2 View corridor to the Coyote Point



3 Existing view of corridor from Airport Boulevard

N
SCALE: NTS



LEGEND

- PUBLIC ACCESS TO BCDC TRAIL
- 100' BCDC JURISDICTION BOUNDARY
- EXISTING DEDICATED PUBLIC ACCESS AREA
- EXISTING DESIGNATED BAY TRAIL PARKING TO BE RELOCATED
- NEW DESIGNATED BAY TRAIL PARKING LOCATION
- TEMPORARY BAY TRAIL PARKING DURING CONSTRUCTION
- PEDESTRIAN ACCESS FROM HILTON HOTEL TROLLEY STOP

SIGNAGE

- BAY TRAIL SIGN / PUBLIC SHORE PARKING SIGN

A NEW SIGNAGE TO BE PROVIDED
- BAY TRAIL SIGN / PUBLIC SHORE ACCESS SIGN

B NEW SIGNAGE TO BE PROVIDED
ARROW MAY BE ADDED TO ASSIST WAYFINDING
- PUBLIC SHORE PARKING (BETWEEN ARROWS) SIGN

C NEW SIGNAGE TO BE PROVIDED

NEW BCDC PARKING AREA 'B' TO BE MOVED TO TEMPORARY PARKING LOCATION DURING CONSTRUCTION AND MOVED BACK AFTER CONSTRUCTION







EAST ELEVATION



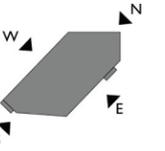
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION (FACING LAGOON)



NORTH ELEVATION



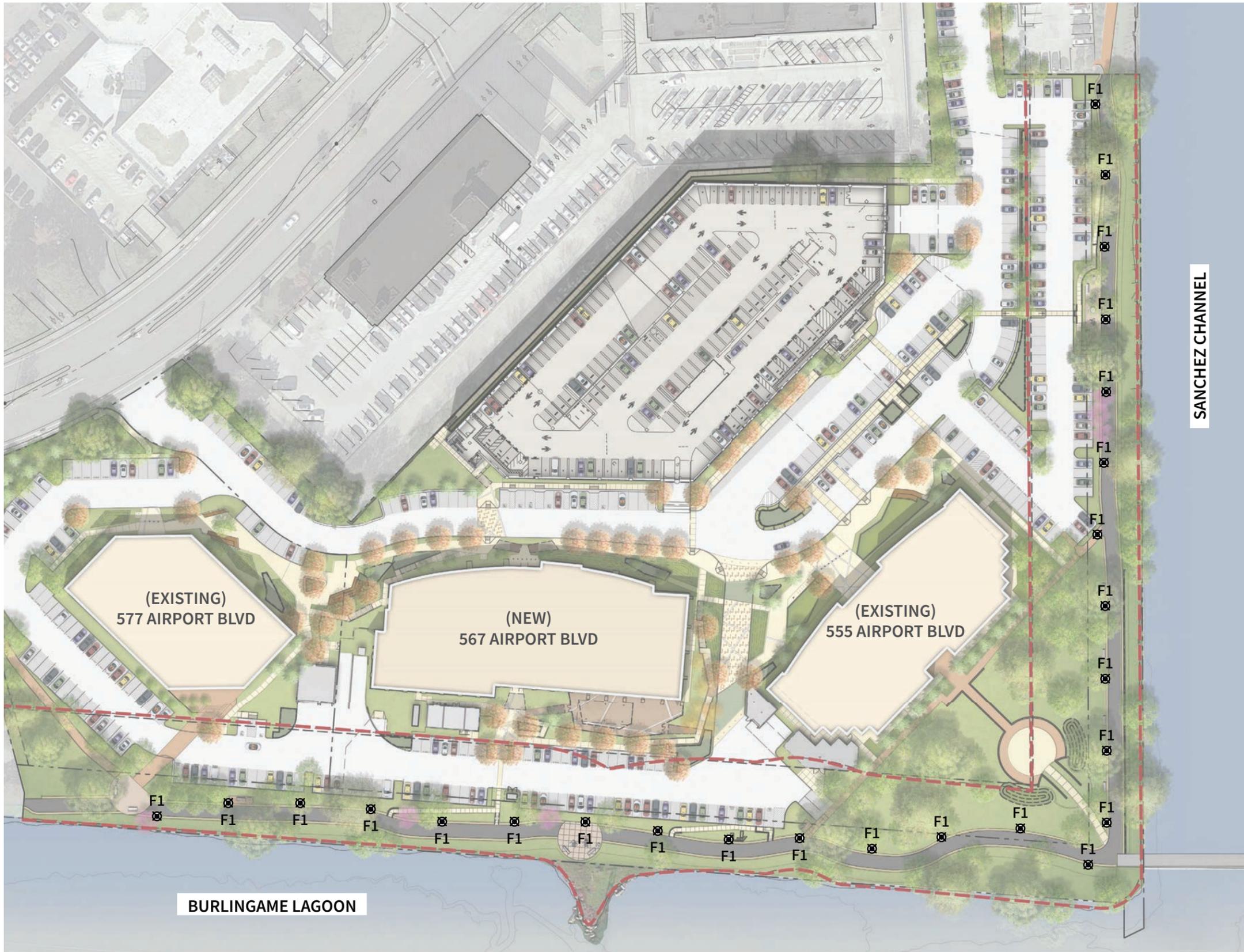
EAST ELEVATION



SOUTH ELEVATION

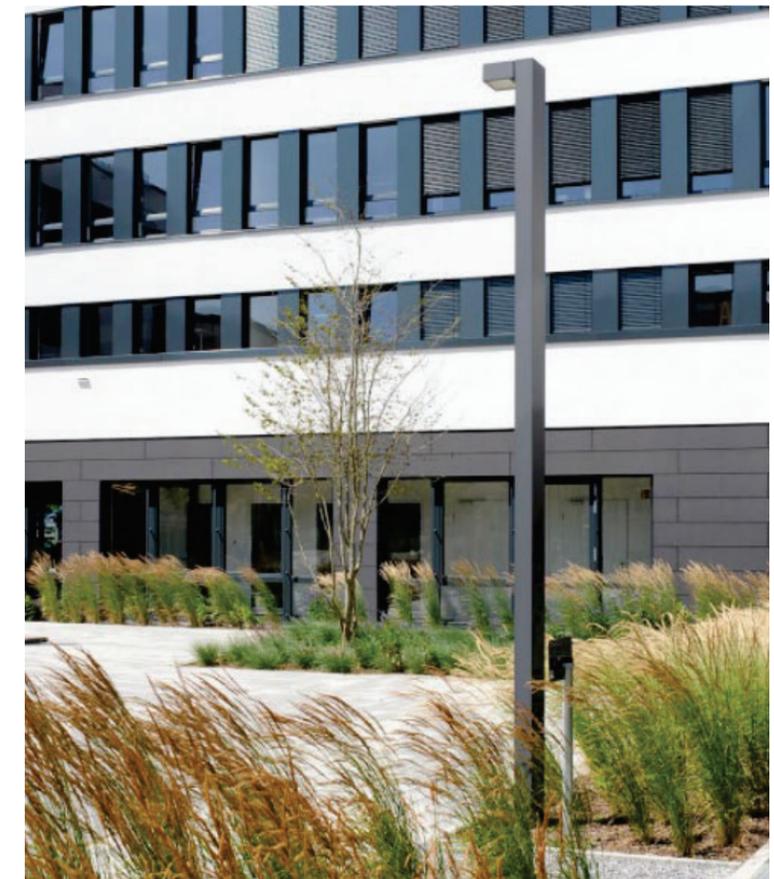


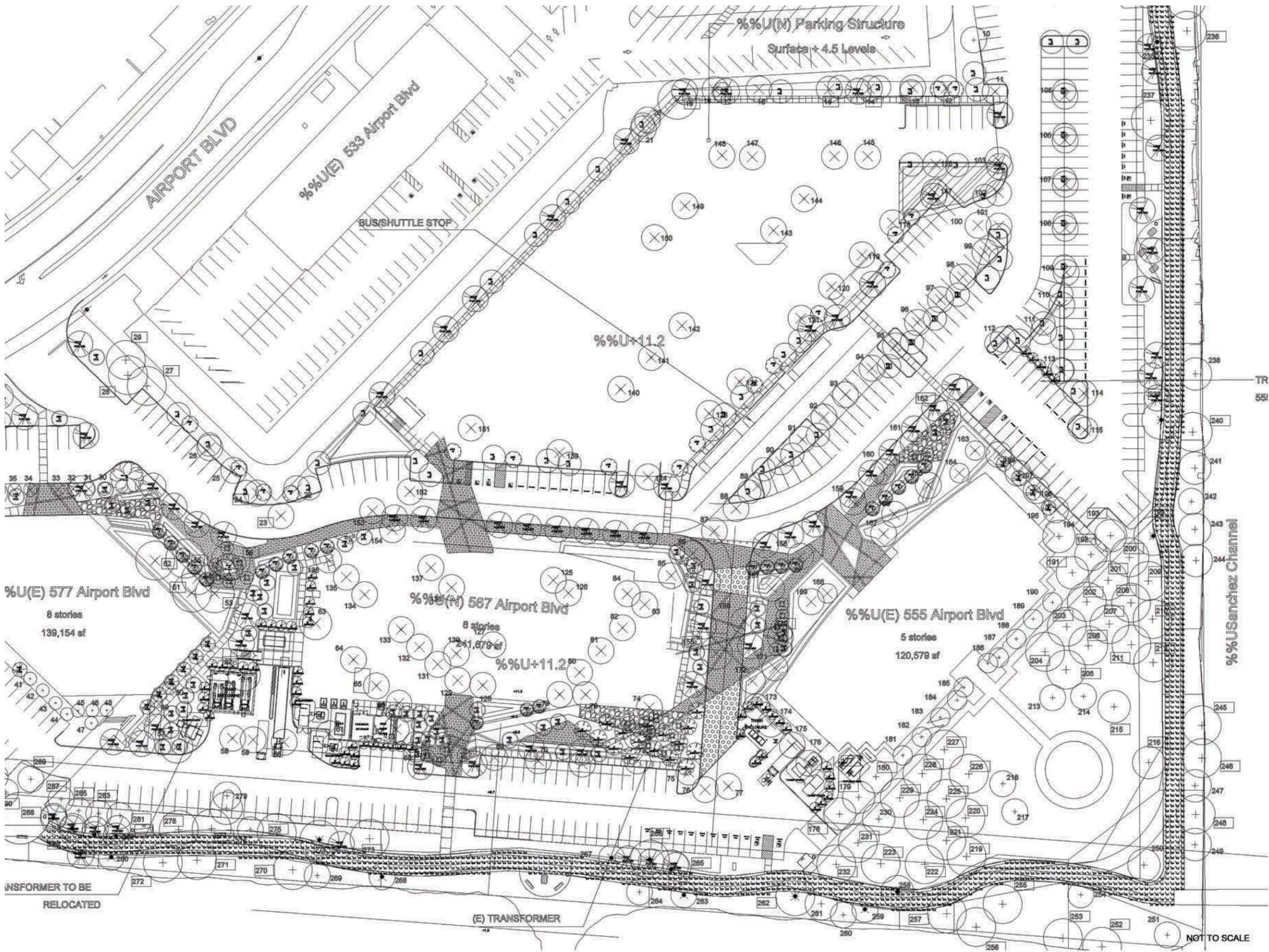
WEST ELEVATION



SANCHEZ CHANNEL

BEGA F1 LIGHT BUILDING ELEMENT
ASYMMETRIC WIDE BEAM DISTRIBUTION





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
16' New Trail	+	1.1 fc	2.9 fc	0.2 fc	14.5:1	5.5:1

TRANSFORMER TO BE RELOCATED

(E) TRANSFORMER

NOT TO SCALE